

Suburb Report

Know your neighbourhood.



Property Prices

Median House Price*

Median

\$505k

Quarterly Price Change

-3.80% ↓

Median Unit Price*

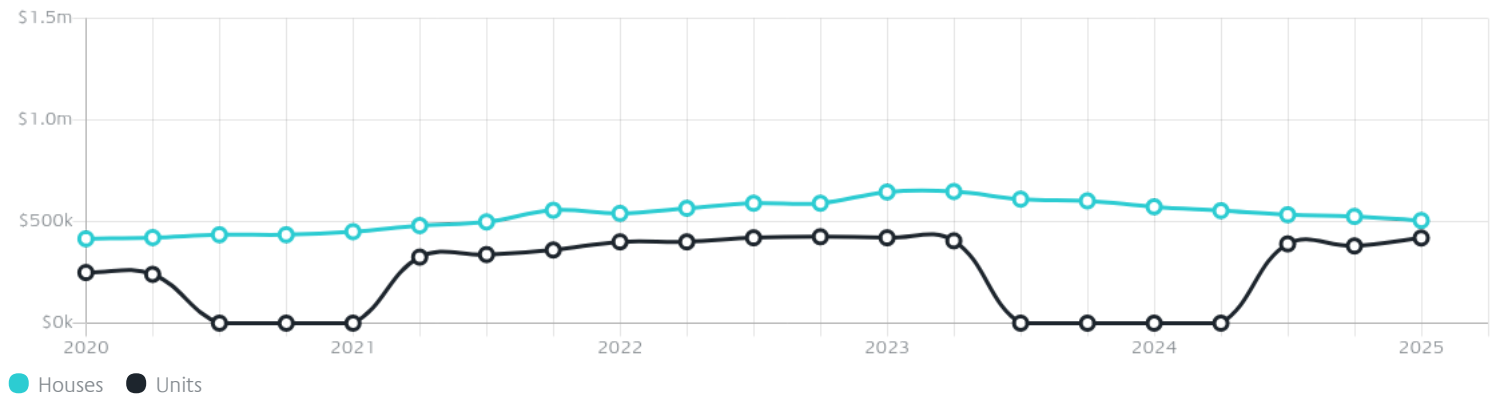
Median

\$419k

Quarterly Price Change

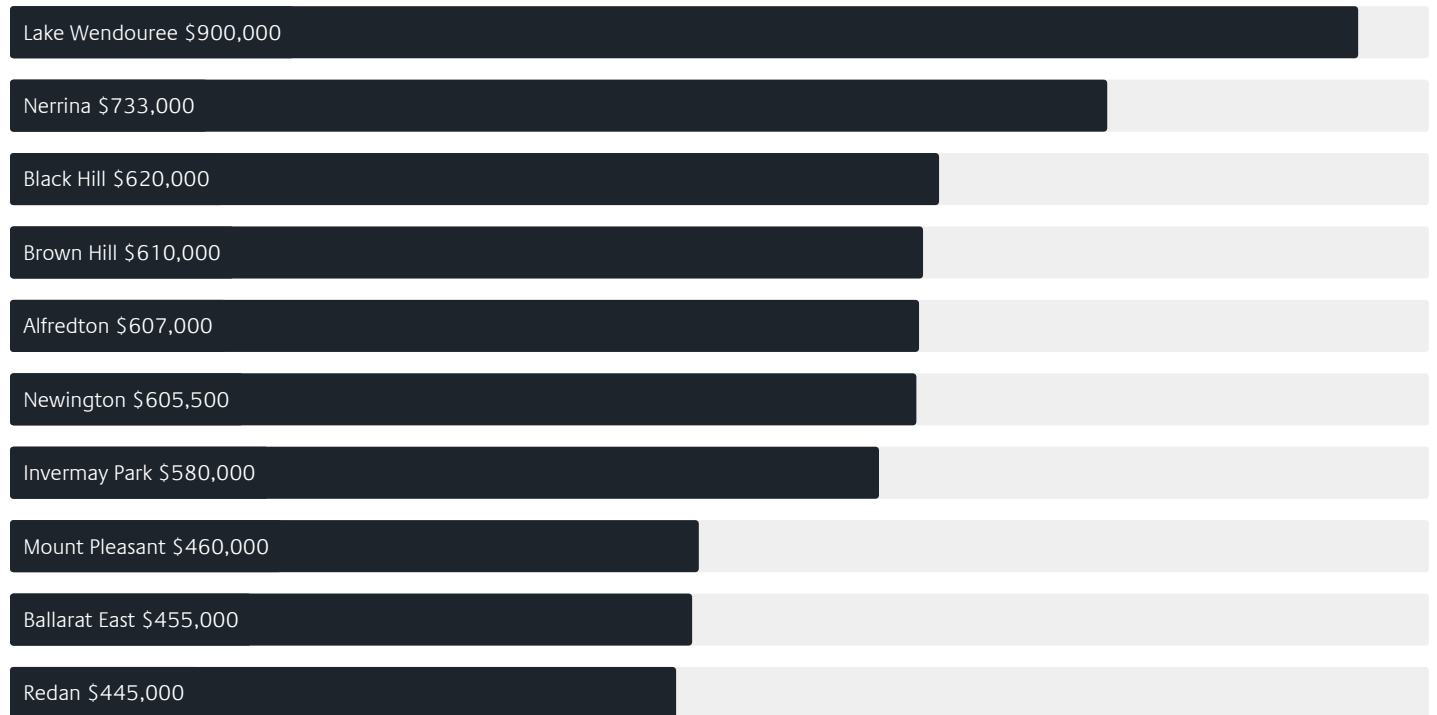
10.26% ↑

Quarterly Price Change*



Surrounding Suburbs

Median House Sale Price*



Median Unit Sale Price*



Sales Snapshot

Sale Method*



● Auction 7%
● Private 93%

Auction Clearance Rate*

100%

Median Days on Market^

41 days

Average Hold Period*

5.6 years

Insights

Dwelling Type^



● Houses 82% ● Units 18%

Ownership^



● Owned Outright 39% ● Mortgaged 33% ● Rented 28%

Population^

4,041

Median Asking Rent per week*

\$420

Population Growth^

2.96%

Rental Yield*

3.89%

Median Age^








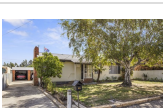



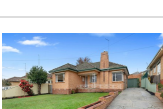
43 years

Median Household Size^










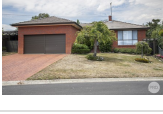


2.2 people

Sold Properties~













Discover a snapshot of the most recent results for this suburb, to view the full 12 months of sales history, please go to jellisicraig.com.au/suburbinsights

Address	Bedrooms	Type	Price	Sold
 16 Hurley St Ballarat North	4	House	\$535,000	28 Jun 2025
 315 Norman St Ballarat North	3	House	\$585,000	10 Jun 2025
 10/906 Lydiard St.N Ballarat North	4	Townhouse	\$685,000	08 Jun 2025
 1016 Ligar St Ballarat North	2	House	\$310,000	03 Jun 2025
 410 Landsborough St BALLARAT NORTH	3	House	\$465,000	29 May 2025
 1240 Havelock St Ballarat North	3	House	\$510,000	28 May 2025
 118 Howitt St Ballarat North	3	House	\$585,000	26 May 2025
 25 Stanley St Ballarat North	3	House	\$485,000	24 May 2025
 406 Landsborough St Ballarat North	3	House	\$520,000	19 May 2025
 13 Hillside Dr Ballarat North	3	House	\$512,000	12 May 2025
 19 Lavinia Dr Ballarat North	4	House	\$527,500	08 May 2025
 902a Ligar St Ballarat North	3	House	\$550,000	05 May 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 4 Daintree Cl Ballarat North	4	House	\$790,000	23 Apr 2025
 302 Walker St Ballarat North	3	House	\$530,000	17 Apr 2025
 212 Walker St Ballarat North	3	House	\$575,000	17 Apr 2025
 2 Loren Cl Ballarat North	2	House	\$510,000	17 Apr 2025
 1126 Havelock St Ballarat North	3	House	\$515,000	16 Apr 2025
 4 Howitt St Ballarat North	3	House	\$550,000	14 Apr 2025
 10/914 Ligar St Ballarat North	2	Townhouse	\$310,000	10 Apr 2025
 413 Norman St Ballarat North	3	House	\$445,000	09 Apr 2025
 12 Hillside Dr Ballarat North	3	House	\$442,500	09 Apr 2025
 2 Rumler Ct Ballarat North	4	House	\$630,000	07 Apr 2025
 3/1120-1122 Havelock St Ballarat North	2	Townhouse	\$410,000	04 Apr 2025
 311 Landsborough St Ballarat North	3	House	\$580,000	04 Apr 2025

Sold Properties~

Address	Bedrooms	Type	Price	Sold
 11a Lavinia Dr BALLARAT NORTH	3	Townhouse	\$450,000	03 Apr 2025
 15 Walsh Av Ballarat North	3	House	\$475,000	01 Apr 2025
 2 Boadle Cl Ballarat North	3	Flat/Unit/Apartment	\$410,000	31 Mar 2025
 10 Jedon Ct Ballarat North	4	House	\$635,000	25 Mar 2025
 2/16 Aquila Ct Ballarat North	2	Unit	\$257,500	19 Mar 2025
 1006a Armstrong St.N Ballarat North	3	House	\$520,000	17 Mar 2025
 17 Pinewood Dr Ballarat North	4	House	\$1,450,000	14 Mar 2025
 7 Norman St Ballarat North	4	House	\$650,000	13 Mar 2025
 3/1011 Lydiard St.N Ballarat North	3	Townhouse	\$699,000	12 Mar 2025
 1014 Ligar St Ballarat North	3	House	\$530,000	12 Mar 2025
 331 Walker St Ballarat North	3	House	\$465,000	11 Mar 2025
 1/25 Paling St BALLARAT NORTH	2	Flat/Unit/Apartment	\$340,000	11 Mar 2025



Ballarat Office
1211 Sturt Street, Ballarat
03 5329 2500

jelliscraig.com.au

Data is current as of PDF generation date 01/07/2025

* Updated Quarterly for the past 12 months

^ Updated daily for the past quarter

~ Updated daily: 33 recent results.

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